BILL GARRETT, Davidson County
Trans:T20150059075 DEEDWARR
Recvd: 07/20/15 15:31 2 pgs
Fees:13.00 Taxes:1267.25
20150720-0070947

Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires July 2, 2018	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $342,500.00. Affiant Subscribed and sworn to before me, this the 17th day of July, 2015. Notary Public My commission expires: 7-2-2018

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Kathryn Domingues	Wells Fargo Bank, N.A.	
702 South 14th Street	2701 Wells Fargo Way	09401023600
Nashville, TN 37206	Minneapolis, MN 55467	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **JOHN DONELSON, IV, AN UNMARRIED MAN**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **KATHRYN DOMINGUES**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Payne, Blackmore & Cummins Addition to East Nashville of record in Plat Book 57, Page 70, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Less and except that property conveyed to Metro by Warranty Deed from Tommy L. & Sandra L. Simmons of record at Instrument NO. 20040505-0051409, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sandra N. Simmons by Warranty deed from Stanley Carter Nichols and wife, Janice M. Nichols, and Brenda N. Scruggs, unmarried of record in Book 7418, page 373, Register's Office for Davidson County, Tennessee, dated November 20, 1987 and recorded on December 4, 1987.

Being the same property conveyed to Michael Martin, Trusteee, and further conveyed to Tommy L. Simmons and wife, Sandra L. Simmons by Quitclaim deed from Sandra N. Simmons of record in Book 7418, page 376, Register's Office for Davidson County, Tennessee, dated November 20, 1987 and recorded on December 4, 1987.

Being the same property conveyed to Sandra L. Simmons by Quitclaim deed from Tommy L. Simmons of record in Instrument No. 20110512-0036679 Register's Office for Davidson County, Tennessee, dated May 11, 2011 and recorded on May 12, 2011.

Being a portion of the same property conveyed to John Donelson, IV, an unmarried man by Warranty deed from Sandra L. Simmons of record in Instrument No. 20117927-0101573 Register's Office for Davidson County, Tennessee, dated September 26, 2013 and recorded on September 27, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property also known as 702 South 14th Street, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of July, 2015.

John Donelson by Torsheka Smith as Attorney-in-Fact

John Donelson, IV by Torsheka Smith his Attorney-in-Fact

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17th day of July, 2015, before me personally appeared Torsheka Smith, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of John Donelson, IV, as attorney-in-fact, and acknowledged that he executed the same as the free act and deed of John Donelson, IV.

Witness my hand and seal this 17th day of July, 2015.

T Smith mlh

Notary Public

My Commission Expires: 7-2-2018

